



Minutes of Parish Council Meeting

Held on Tuesday 22nd September 2020

Chairman: Councillor Mrs V Lynch
Councillors: Councillor Mr C Harrison, Councillor Mr D Neave, Councillor Dr H Price and
Councillor Mr J Pugh
Apologies: Councillor Mr D Clements
Clerk Mrs R Biley
Attendance: Buckinghamshire Councillor Mr P Cooper
Parishioners: 3
By Invitation: Mr Gavin Chater

1. Apologies for absences

Apologies were received and accepted from Councillor Clements; the Clerk was not aware of any apologies from Councillor Lawrence.

2. Disclosure of interest on items in agenda

Councillor Harrison disclosed an interest in item 13.4 due to his role within the Church. The Chairman agreed that Councillor Harrison would be able to take part in the discussion but would not have any voting rights.

3. Reports from Buckinghamshire Council Councillors & Police

Buckinghamshire Councillor, Councillor Cooper delivered a report which advised a boundary review was due to take place and notified a change in permitted development rights. The boundary review would decide whether the current boundaries are still relevant and would go on to stipulate the number of Councillors required, it was noted that this number exceeds normal limits currently, at 200 Councillors. The process was to begin on 23rd September 2020 and was estimated to be ready by May next year.

The changes to planning passed by central government were significant and have considerable consequences for local Councils, whilst Buckinghamshire Council are still evaluating the changes fully some key changes are as follows;

- Commercial categories now reduced down to 1, so it is no longer necessary to apply for change of use.
- Property owners are now able to extend living space by up to two storeys, with a maximum height of 20 meters (excluding conservation areas), however this only applies to properties built between 1948 and 2019.
- Commercial buildings can extend up to 60 meters.
- Commercial buildings can be demolished and replaced with residential properties.

1494

Signed by
Chairman

Councillor Cooper advised he was unsure of the impact to Neighbourhood Plans and would clarify this and the impact to parking allocation planning guidance.

The Clerk confirmed that the Police were unable to attend but had nothing further to add, they would be beginning to give guidance on security for daylight saving.

4. Sign off Parish Council Meeting Minutes

4.1 Parish Council Meeting 14th July 2020

4.2 Parish Council Meeting 25th August 2020

The minutes of the Parish Council meetings were signed by the Chairman as an accurate account of the meetings held on 14th July and 25th August 2020.

5. Planning

5.1 20/02978/ACL

- **Bungalow Burston Ridge Farm Aylesbury Road Wingrave Buckinghamshire HP22 4RH**
- **Application for a Lawful Development Certificate for an existing development of use of the land included within the redline has all been used as garden/parking/residential amenity land in association with the Bungalow.**

The application was introduced by the Chairman and a recommendation was made to register no objection; this was approved by all councillors.

The Council **RESOLVED** to register no objections to the application.

5.1 20/03040/ALB

- **2 Essex Yard Mill Lane Wingrave Buckinghamshire HP22 4PN**
- **Part garage conversion**

5.2 20/03039/APP

- **2 Essex Yard Mill Lane Wingrave Buckinghamshire HP22 4PN**
- **Part garage conversion**

The applications (20/03040/ALB & 20/03039/APP) were considered together. An overview was given by the Chairman and a recommendation was made to register no objections; this was approved by unanimous vote.

The Council **RESOLVED** to register no objections to the applications.

6 Bowls Club & Recreation Pavilion Project update

Councillor Pugh advised all tenders for appointment of an architect had been received and the next step would be to take these back to the working group for consideration. It was intended for a full update to be delivered to the Parish Council at the October meeting.

The Clerk delivered a brief update from Councillor Clements on behalf of the Bowls Club. A full update would be provided at the meeting in October but for now the Bowls Club can confirm that they had received all tenders for architectural services and had a preferred option. They are awaiting the views of the Pavilion working group on their architect quotes. There is a question over

whether all remaining Kirby Memorial funds from the original award may need to be spent on keeping the building maintained for the short term, more details will be included in the full update.

7 Request for parking at Wingrave Park action to be agreed

Councillor Lynch stated that whilst this had been a necessary topic for discussion for some time, due to the pandemic, it had slipped through the cracks, however it was important that action was taken to improve the situation at Wingrave Park.

Mr G Chater set out the various options to improve the parking at the Park, with preference being for:

Option 1- Line spaces to maximise parking on the hard-surfaced area already available- minimal cost

Option 2- Improve existing grasscrete usage by removing derelict bench- cost neutral

Option 3- removal of vegetation on the North side of the Pavilion, kerb and tarmac- £7000

Option 5- additional grasscrete to be installed on eastern side of the through track- £6000

The above options would provide approximately 90 spaces which would meet current demand outside of the pandemic restrictions. WWRSSAL requested support from the Council and noted that it would speak to Pratts Charity to gain their consent. Finance for the options would be fully met by WWRSSAL.

Councillor Price asked how close to the pitch and in particular the kids generally would the spaces be. Mr Chater confirmed they would be approximately 1+ car lengths but would look to run a respect line for safety.

Councillor Lynch proposed that the council support WWRSSAL's options 1, 2, 3 and 5. This was approved by unanimous vote.

The Council **RESOLVED** to support WWRSSAL improvement proposal to car parking facilities at Wingrave Park by implementing options 1, 2, 3, and 5, the cost and implementation to be fully met by WWRSSAL.

8 Development Updates

8.1 Elm Leys

The Clerk delivered an update from Ridgepoint which confirmed that the construction of Plot 1 was underway and had a projected finish date of December 2020. All plots were reserved or sold and 34 out of the 40 properties were occupied. The final lay of the road surface would be completed once Plot 1 had been completed.

Councillor Cooper asked the clerk to clarify with Ridgepoint whether they were planning a resurface of Baldways Close as part of the scheme.

8.2 Leighton Road

Councillor Lynch, Chair of the working group for the Leighton Road development gave an update which advised that the name for the site had been confirmed as Wickham Field and this development should now be referred to as Wickham Field (Leighton Rd).

A meeting had been held with a director of Rectory Homes and confirmed that work had started on the utilities for the development and they were awaiting the site managers details.

Councillor Price asked if it was possible to confirm the support for traffic calming measures from the developer. Dr Kennedy was in attendance and offered to find the information as well.

8.3 Twelve Leys

The Clerk advised that the application for closure of the footpath had been made by Cala Homes, in response to the notice the Clerk had commented that a closure was premature due to the application still requiring a formal decision. The Clerk asked Councillor Cooper whether she was permitted to promote use of the footpath until work began, Councillor Cooper confirmed this was acceptable. The Clerk agreed to put the information out to the Parish.

- **Review of working group chair**

This item was deferred to the next meeting.

9 Discussion for Twelve Leys to Chiltern Road path

The Clerk advised the Council that the corridor between Twelve Leys and Chiltern Road was well travelled but continued to get overgrown, as it was not an official footpath it was not in the remit of the Council to maintain it. Councillor Cooper advised that as it had been used for over 10 years it would be able to be made into an official footpath, this applied to the footpath between Wingrave Park and Chiltern Road as well. The Clerk asked for the Council to support this application, which was approved by unanimous vote.

The Council **RESOLVED** to apply to have the tracks between Twelve Leys and Chiltern Road and Wingrave Park and Chiltern road made into official footpaths.

10 New Email accounts- advisories

The Council agreed to begin setting up individual Councillor email accounts in the format of initial, surname followed by @wwrpc.org.uk e.g. jsmith@wwrpc.org.uk.

11 Playground Update

The Clerk updated the Council on the failure of the seesaw and the missing bolt from the roundabout. It was also noted that the Clerk had had to attend to remove sticky substances from across the playground from the weekend, it was confirmed that children were regularly attending unsupervised which is in contradiction to the Covid-19 rules of use in place. Councillor Pugh advised that the Council was spending a considerable amount of money every month on keeping the playground open safely and it was proposed that unless things improved that the Council should consider temporarily closing the facilities.

The Clerk requested that the Council approve purchasing of items for the cleaning box i.e. hand sanitiser and cleaning spray as an extra precaution. The Council approved the spend.

The Clerk also agreed to look into plaques for the tractor stating 5 & under and for the tower stating 5 & over as well as a banner with the rules of use.

12 Request for nomination for Proud of Bucks Awards

The Clerk proposed nominating Deva and Nithy from Wingrave Stores and the Wingrave Together Group. This was approved by unanimous vote.

13 Finance

13.1 Appointment of Finance Committee for 2022/22 Budget

The Council agreed to appoint Councillor Lynch, Councillor Clements and the Clerk as the finance committee.

13.2 Allocation of internal auditor for 2020/21

The Council approved the use of Mrs D Martin for the next internal audit.

13.3 Agreement of Insurance provider

Deferred until next meeting.

13.4 Request for financial support for Church Gate repair

The Council were asked to provide a contribution to the repair of the gate to the Churchyard as Winslow Road. Councillor Lynch proposed a contribution of £150, this was approved by all voting Councillors.

The Council **RESOLVED** to contribute £150 to the repair of the gate at the Church.

Meeting ended 21.27